

**CITY OF TAUNTON
ZONING BOARD OF APPEALS
December 8, 2016 at 6:00 PM
(Meeting held at Maxham School, 141 Oak St., Taunton, Ma)**

Members Present: Chairman Ackerman, Amaral, Berube, Staples Correira, and Moniz.

Meeting called to order at 6:04 PM

Wayne made motion to accept November 10, 2016 minutes, seconded by Steve. All in favor.

Chairman Ackerman explained the process of which the ZBA conducts its meetings. They listen to the petitioner/Attorney, then opposition or in favor and then back to the petitioner. They do not go back and forth.

**Case # 3343 Laine & Pontes 13 Segreganett Road
For: A Variance from Section 440 – 702 © of the Zoning Ordinance to allow a horse
barn to be 87 feet from the nearest residential structure (instead of 300')**

For the Petitioner: Atty. Alan F.F. Medeiros, One Church Green, Taunton, Ma.

In favor: Jerry & Caitlin Bosworth, 15 Segregansett Rd., Taunton, Ma.

Opposed: None

Atty. Medeiros stated he here tonight for an Agricultural Use . His client received notification from the Zoning Enforcement Officer about the zoning regarding horses. The petitioner has previously boarded her house off site but circumstances changed and she brought horse back home and now needs zoning approval. Wayne asked how long the petitioner had the horse and it was answered 19 years. Chairman Ackerman read letters from the City Planner and Conservation Commission. Jerry & Caitlin Bosworth, 15 Segregansett Rd. in favor. No one in opposition. Chairman Ackerman asked if they would be agreeable to restricted to one horse and they agreed.

Motion made and seconded to Grant as Presented.

Vote: Berube, Ackerman, Staples, Vieira.....Yes

Petition Granted

**Contd. Case # 3345 Hackett 499 Norton Ave.
A Variance from Section 440 – Attachment 3 - of the Zoning Ordinance to make a
lot a buildable lot having zero frontage & lot width (instead of 150' frontage & 100'
lot width) but having access via a 15 foot wide easement and a shape factor of 87
(instead of 35)
Requesting a continuance to February meeting.**

Ackerman read letters from the City Planner and Conservation Commission. No one in favor or opposed.

Motion made and seconded to Grant as Presented.

Vote: Berube, Ackerman, Staples, Amaral, Vieira.....Yes

Petition Granted

Case # 3348 Amaro 478 Middleboro Ave
A Special Permit from Section 440 – Attachment 1- of the Zoning Ordinance to
allow a residential use (one-family) in a Business District.

For the Petitioner: Andy Amaro, 478 Middleboro Avenue, Taunton, Ma.

In favor: None

Opposed: None

Mr. Amaro states he bought property 8 years ago and he hasn't had much luck renting. He wishes to re-coup his money turning it into a 2 bedroom apartment. The last use was a laundromat which has been closed for some time. He states it's has been more challenging to rent out than he thought. Wayne asked if he needed to do any modifications? Mr. Amaro stated he would need to do interior work. The property has water and sewer. It was noted the property has an ice cream shop on other side. Mr. Amaro states it's challenging to get someone to sign a 20 year lease. Chairman Ackerman read letters from the City Planner and Conservation Commission. No one in favor or opposed. It was stated he would need to provide 2 parking spaces for apartment.

Motion made and seconded to Grant as Presented with the following conditions:

1. Single family residential use shall not have more than 2 bedrooms
2. Provide 2 parking spaces for residential use.

Vote: Berube, Ackerman, Staples, Amaral, Vieira.....Yes

Petition Granted

Case # 3349 Ennis 10 Little St.
A Special Permit from Section 440 – 503 of the Zoning Ordinance for the extension
of pre-existing non-conforming structure by allowing a 6' x 36' farmer's porch with
stairs.

For the Petitioner: Mark Ennis, 10 Little St. Taunton, Ma.

In favor: None

Opposed: None

Ms. Sullivan stated her dad would be the one living in the Accessory Dwelling Unit. She bought the house 2 years ago and her dad loves to bake so he needs kitchen. He will have a kitchen, bedroom, bathroom and living room/kitchen all accessible through the main house. Wayne asked if she needed to do any construction? She answered they are adding a single car garage in back of the existing 2 car garage. They will use that space above garages for the accessory dwelling. She stated her dad is 80 years old and loves to bake so he wants a kitchen. She has a contractor ready to go and this is the best proposal they came up with. There space above the existing garage was somewhat done but they need to put kitchenette and then they were notified they need zoning approval. Chairman Ackerman read letters from the City Planner and Conservation Commission. No one in favor or opposed. She is aware she has to renew every 5 years.

Motion made and seconded to Grant as Presented:

Vote: Berube, Ackerman, Staples, Amaral, Vieira.....Yes
Petition Granted

Meeting adjourned at 6:37 PM

Case # 3351 Sullivan 10 Cal's Court
A Special Permit from Section 440 – 710 of the Zoning Ordinance for an Accessory Dwelling Unit and A variance from Section 440 - 710 (D) allowing it to exceed the 850 sq. ft. maximum (proposal is 924 sq. ft.).

OTHER BUSINESS:

Meeting adjourned at 6:37 PM

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